

Florence Township Council Regular Session 7/11/18

Florence, New Jersey
July 11, 2018

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Ostrander at 8:00 PM. Council President Ostrander led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 4, 2018. Notice was advertised in the Burlington Co. Times on January 10, 2018.

Present: Frank Baldorossi, Ted Lovenduski, Dave Woolston, Paul Ostrander

Absent: Jerry Sandusky

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Township Administrator, Kelly Grant, Esq., Township Solicitor; Nancy L. Erlston, Township Clerk

REVIEW OF 2017 AUDIT

Kevin Frenia of Holman Frenia Allison, P.C., Certified Public Accountants, said the audit went very smoothly and the township's operation is very professional. He thanked the CFO, Sandra Blacker, and Administrator Brook for all of their help.

He said the Audit Report was a good one. There were no findings and no comments. He referred to page one, the Independent Auditor's Opinion. The auditor not only looks at the financial statements of the township but also at things like compliance, internal controls and adherence to the regulations set by the Division of Local Government Services. He said the auditor provides what is called an "adverse opinion" on Generally Accepted Accounting Principles. It may seem like a bad thing but the State of New Jersey does not present their financial statements in accordance with the GAAP. Most businesses and entities use the GAAP standards. New Jersey has what is called a Modified Basis of Accounting. The auditors provided an unmodified opinion and that is the best opinion that can be given. The township should be proud of receiving this opinion.

He moved on to the Opinion of Internal Controls. During the audit the auditors looked at the checks and balances to see how they were functioning. They do not provide an opinion on internal controls but if something looked out of order it would be reported. There were no issues.

He said he prepared a synopsis of the Audit Report. He reviewed the Current Fund. He said it is similar to what it was last year. The tax collection percentage was down very slightly but it was still very healthy at ninety eight percent. The Fund Balance is very stable.

Florence Township Council Regular Session 7/11/18

He reviewed the Utility Fund. This, too, remained stable. He provided the analysis of the Fund Balance. There was no need for an increase in Tax Rates or Utility Rates. The records of the township were prepared very well. It is a very professional operation and it was a pleasure to work with the township staff. He offered at this time to answer any questions now or at any time later.

Mayor Wilkie asked if Jack Maley had anything to do with the audit. Mr. Frenia said Mr. Maley was involved with it. Mayor Wilkie said for the public's information, Mr. Maley was the Township Auditor from 1988 until he sold his business about three years ago. Mayor Wilkie thanked everyone from the township who was involved in the audit. It is not one person that makes the operations happen, it is every department. Mr. Frenia said his firm audits about sixty municipalities and one thing the township does that very few others do is to plan forward. The budget is not a one-year document, the budget is always looking three or four years down the road to make sure things are stable and tax increases are not necessary. There is a planning phase and it is not just looking at one year. The township should be proud of how well they plan.

RESOLUTION 2018-163 Approve Annual Audit

It was the MOTION of Lovenduski, seconded by Woolston, to approve Resolution No. 2018-163.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Ostrander
NOES: None
ABSENT: Sandusky

MINUTES

Baldorossi made a MOTION; seconded by Woolston to approve the following minutes. Voice vote – all ayes. Motion carried. Unanimous approval.

- Township Council Regular Session – June 13, 2018 and June 20, 2018

FINANCIAL CORRESPONDENCE

It was the MOTION of Woolston, seconded by Lovenduski to receive and file the Tax Collector's Tax Monthly Report and Water & Sewer Monthly Report for May 2018; Police Chief's Monthly Report for May 2018; CFO's Budget and Cash Reports for May 2018; Tax Collector's Monthly Tax Report for June 2018; Clerk's Monthly Report for June 2018; Court Administrator's Report for June 2018. Voice vote – all ayes.

It was on the MOTION of Baldorossi; seconded by Woolston to approve the **Treasurer's Bill List**.

Florence Township Council Regular Session 7/11/18

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Ostrander

NOES: None

ABSENT: Sandusky

Motion carried. Unanimous approval.

REGULAR CORRESPONDENCE

None at this time.

APPLICATIONS

None at this time.

PUBLIC COMMENTS

Council President Ostrander opened the meeting to the public at this time.

Don Kamienski, 10 McCay Drive, said he was looking at the township website and he saw a static list of streets that are going to be repaved or resurfaced. He asked if the list could be more dynamic, indicating somehow what work had been done. Mayor Wilkie said the roads will all be completed around September 1st. The Assistant Administrator told Mayor Wilkie earlier that right now the concrete is being done. Once that is done the paving will start. Once the paving begins it will be done fairly quickly; probably in a span of two weeks. Mayor Wilkie said Mr. Kamienski's point was well taken and anything that can be done to provide updates will be done. The Assistant Administrator will be providing an update this evening.

Greg McNally, 8 Amboy Avenue, said he had some concerns about the widening of Hornberger Avenue. He has heard rumors and would like to know what is really going on and how it would affect traffic. He also wanted to know how long it would take and if the road would be closed and how far the widening would be.

Mayor Wilkie said Hornberger Avenue has been paved from Delaware Avenue to Sixth Avenue over the past two years. The next phase will be starting shortly. It will be from Sixth Avenue to Second Avenue. The plan for from that point to Route 130 has not been finalized. In 2012 the township had to make a decision about access to the Roebling Steel site in anticipation of some type of development. The township reviewed three options. When the study was performed by the traffic engineers, the best option was to expand involved Hornberger Avenue. At that time, it was not known what would be built on the site. Over the past twenty years there have been many different things proposed. There is not a final design for the widening of Hornberger Avenue. It is not even in the schematics stage. What the township did know is that it would need property to widen the road. Around 2012 the owners of the duplex that was across from the creek approached the township about purchasing the property because they frequently experienced severe flooding and they wanted to leave.

Mr. McNally said he was also concerned about disturbing the creek and causing flooding in his home.

Florence Township Council Regular Session 7/11/18

Mayor Wilkie said a few years after the duplex was purchased the township purchased the property on the corner of that site. Dr. Lou then approached the township and said he was interested in selling his property also so the township made that purchase. The property next to him was a lot that the township bought at an estate sale. The administration is trying to plan for the future of the town. The properties were acquired and the town knows that there will need to be something. With Kampack the volume is much smaller than the worst-case projected in the traffic studies. Eventually the township would like to further develop the site. There have been conversations, but they are just conversations. The Park Committee had commented it would be nice if a boat ramp could be installed. The area the township owns that's exposed doesn't work for a boat ramp. There have been discussions about some type of marina. He and Council agree that things are very close with Kampack and right now they don't want to see any more development beyond that at this point. It would also help with the debris at the Florence boat ramp. The Kampack Project will encompass about thirty acres. There is still another sixty acres. The conversation has been about marinas, restaurants, maybe offices. There needs to be people there to attract these types of things. Since there has been some form of agreement with Kampack, the EPA advertised that the site was available for development. Within an hour of that a number of attorneys called about large distribution facilities. They were turned away. There has been a lot of change over the last six years and people are uncomfortable with change. At this point the township does not want more development at that site. Right now, the township is in great shape financially. Administrator Brook has made that the case for many years. In 2012 there was a danger of possible layoffs because of the two percent cap. There were employees who retired and were not replaced. Right now, the Police Department, Public Works and Water & Sewer have the manpower they had when he came into office in 2012. Other departments do not have the staff they once did. On the administrative side the staffing has been reduced. The work is still getting done because of efficiencies. He provided some examples.

Businesses have been coming. People don't like the PILOT Programs, but those funds help keep the tax rate the same that it has been since 2012. The amount will continue to grow as the percentages of the payments increase. This also makes it possible to hold off on developing more of the Roebling site.

Mr. McNally asked if the township is planning to hold out for something that would fit well. Mayor Wilkie said the township isn't necessarily holding out, it just doesn't need to do anything further at this point. There is some time to figure out the impact and what more should be done to Hornberger Avenue to make it safer. Mr. McNally said there is a certain charm to the village and he would hate to see that destroyed by large trucks there all the time. Mayor Wilkie agreed and said part of the design will make sure the traffic is calm and it is safe. He can't say right now what the final plan for Hornberger Avenue will be, but he can say that it will look nice and it will be safe.

Colleen Carney, 121 Second Avenue, asked if there were discussions with the county regarding future culvert expansion and replacement on Hornberger Avenue because of the creek. When it was done fifteen years ago the township said it wanted to expand the culvert but the county said it could not be done until there was a Master Plan. She asked if it was something that could be done now.

Florence Township Council Regular Session 7/11/18

If it needs to be raised to meet the most recent Stormwater Management Regulations then that would need to be kept in mind for when the culverts are redone. Mayor Wilkie said Ms. Carney is an engineer and is more knowledgeable on this topic. He said what frustrates everyone with the current situation is that the sluice fell apart and the EPA and DEP would not repair it. That is the reason there is mud half the day. He does not know that there is much chance of flooding near her home but these would be things to be discussed as the improvements for that area are planned. Ms. Carney said she thinks the township should start having conversations with the county to get ahead of the situation. It takes the county a long time to complete their studies and to possibly get funding for the work. Mayor Wilkie said the township has been coordinating with the county and this is a part of the county Master Plan. The DVRPC released a report regarding some of the improvements that are being discussed.

It was the Motion of Lovenduski, seconded by Baldorossi to close the public portion of the meeting. All ayes.

RESOLUTIONS

RESOLUTION NO. 2018-164

**Authorize the Township Water & Sewer Engineer
to Prepare Plans, Specifications and Obtain Bids
for Repairs and Painting of the
Florence-Columbus Road Water Tower**

RESOLUTION NO. 2018-165

**Tax and Water & Sewer Payment Plan for Block 55, Lot 16
26 East Fifth Street**

RESOLUTION NO. 2018-166

**Authorize Interlocal Services Agreement with the
County of Burlington, The City of Burlington, the
Township of Burlington and the Township of Mansfield to
Address Traffic Improvements Along the Northern Route 130 Corridor Region**

RESOLUTION NO. 2018-167

**Approve Current Estimate No. 9 for Contract for
Water Treatment Plant Upgrades to:
MBE Mark III Electric, Inc.
213 Main Street
Madison, NJ 07940**

RESOLUTION NO. 2018-168

**Approve Renewal Application 2018-2019
ABC Plenary Retail Consumption License
PIPA Holdings, LLC**

**RESOLUTION NO. 2018-169
Authorizing Approval of 2018-2019 Renewal of
Plenary Retail Consumption License**

**RESOLUTION NO. 2018-170
Resolution to Remove Property from Tax Sale**

**RESOLUTION NO. 2018-171
Approve Partial Payment No. 1 for Contract for
2018 Road Resurfacing Project to:
Meco, Inc.
PO Box 536
Clarksburg, NJ 08510-0536**

**RESOLUTION NO. 2018-172
Authorizing the Township of Florence Transportation Alternatives Project
and the Application for Transportation Alternatives Funding
for the 5th Street Rail to Trail Project**

It was the Motion of Lovenduski, seconded by Woolston to approve Resolution Nos. 2018-164 through 2018-172.

On the Question:

Mayor Wilkie said he would like to point out a couple things for the public. Resolution 2018-164 regarding the water tower; it's hard to believe it has been close to twenty years since the tower was built. The township does not want to be in a situation like what happened a few years ago when the tower on Cedar Lane went down. Planning is key. The water tower will be temporarily down when the work is completed on the water plant. Administrator Brook said it is planned to happen in February of next year.

Resolution 2018-166 is an interlocal agreement. It is a collaboration with the county and other area municipalities for traffic improvements. These improvements have been discussed for a number of years.

The last item he wanted to discuss was Resolution 2018-172; Fifth Street. The rail spur that comes into the community near Griffin Pipe is going to be removed. Assistant Administrator Sahol has been working with NJ Transit to remove the spur and create a trail that will connect the community. The walkway in some areas will be in place of sidewalks and will prevent the removal of some trees on Fifth Street. There is a grant available and the township is going to apply.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Ostrander

NOES: None

Florence Township Council Regular Session 7/11/18

ABSENT: Sandusky

Motion carried. Unanimous approval.

ORDINANCES

**ORDINANCE NO. 2018-15
AN ORDINANCE IN THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR IMPROVEMENTS TO THE TOWNSHIP'S
STREETS AND ROADS AND RELATED EXPENSES
IN AND FOR THE TOWNSHIP AND APPROPRIATING
\$100,000 TO FUND THE SAME
(2nd Reading) (Public Hearing & Adoption)**

It was the Motion of Woolston, seconded by Baldorossi to open the meeting to the public regarding Ordinance No. 2018-15. All ayes.

Mayor Wilkie explained this ordinance is for \$100,000 to make sidewalk and road improvements. There are no specific locations but there are areas that have certain needs. This is something that is done every year. It is able to be bonded because the end product will last more than a year. This is helpful because the amount will not have to be paid in full at one time.

Seeing no one wishing to be heard, it was the Motion of Baldorossi, seconded by Woolston to close the public hearing. All ayes.

It was the Motion of Baldorossi, seconded by Woolston to adopt Ordinance No. 2018-15.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Ostrander

NOES: None

ABSENT: Sandusky

**ORDINANCE NO. 2018-16
ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A
REDEVELOPMENT PLAN FOR PARCELS WITHIN THE
ROEBLING STEEL PLANT REDEVELOPMENT AREA
(2nd Reading) (Public Hearing & Adoption)**

It was the Motion of Woolston, seconded by Lovenduski to open the meeting to the public regarding Ordinance No. 2018-16. All ayes.

Florence Township Council Regular Session 7/11/18

Mayor Wilkie presented an aerial view of the site. It showed what the facility looks like today. He indicated the areas that were cleaned up. He explained the history and how the site became a Superfund Site. There were some fires on the site. The property eventually became property of the federal government and was then turned over to the township. For the last twenty years there have been conversations about what to do with the site. The biggest problem in getting the site cleaned up is the fact that it is one of the largest Superfund Sites in the nation. Other sites were done first because the funding available was able to clear up a number of sites rather than being designated to just one. For many years it took time for anything to happen. Another issue was that the government would not turn the property over until it was all done. Then the light rail station was installed and the site was broken up. Also, it was required that some of the history of Roebling be preserved. That is how the Roebling Museum came to be. Those areas were cleaned up. Then funding was made available to clean up some of the worst parts of the site. The next to be rehabilitated was the slag area. It is now a beautiful addition to the park. A Park Committee was formed to discuss what should be installed there. The EPA will be cleaning out further down and will create more access to the riverfront portion.

Kampack is a manufacturer of cardboard they make from paper. Right now, they are located near the Newark Airport. They have an old manufacturing facility. They applied to the state under the Grows New Jersey Program. The tax money they would have sent to the state can be used to invest in the company. The average employee will be making \$70,000 to \$80,000 a year. These are highly skilled position. It is a brand-new style of operation.

Assistant Administrator Sahol and Councilman Lovenduski went to Georgia and saw the operation there. They were pleased. One major thing is that paper comes in on a big roll that can't fit easily onto a truck. The rail line will have a spur and the train car will go right into a building to be unloaded. There is no odor from this operation. There will be buffering between the site and the nearby streets. He indicated where vehicles would be entering and exiting. He believed the operation was going to have about one hundred fifty employees. It will be a twenty-four-hour operation. The paper can only come in after 11:00 pm. Any outgoing would have to be before 6:00 am because that is when the light rail begins operating. The trucks get loaded in the morning and head out by 6:00 am. There will be about forty trucks.

Mayor Wilkie said the Heritage Trail runs along the river. It goes through Mansfield at Crystal Lake Park and down through the rail spur. He indicated where on the aerial photo the trail would run in Roebling.

He indicated a ten-acre area where in the future Kampack might want to expand. The township said they would discuss it in the future. Right now there are no plans for developing the balance of the site.

Florence Township Council Regular Session 7/11/18

Administrator Brook said there have been other companies that have expressed interest in building on the site. The township told all of them that they were not interested. The current plan calls for a limited number of employees and amount of traffic at the site. An overwhelming majority of the product is brought in by rail. The facility is very efficient and high-tech and there will be extremely skilled and qualified workers operating the machinery.

Mayor Wilkie said the Redevelopment Plan puts in place what in essence would be the zoning for the facility. The applicant will then have to go to the Planning Board for approval. Anyone within 200 feet would receive notice of the meeting date and time.

Don Kamienski, 10 McCay Drive, said Mayor Wilkie said there would be forty trucks a day seven days a week leaving the site. He asked if the timing of the light at Hornberger Avenue and Route 130 would adjusted. Mayor Wilkie said most likely it would be and the intersection will be changed before the site becomes operational. Mayor Wilkie explained that he hopes the area is cleaned up and possibly provides better access to the creek.

Administrator Brook said Mr. Kamienski raised a good point. Kampack said they generally run a five day a week operation. There is an occasional Saturday but they don't work on Sundays. The work at night is limited and is primarily bringing in the product by rail. He said he believes the stated number of trucks is high, because the product has to come in by rail. That limits the number of trucks. A majority of the facility is manufacturing. It is not a warehouse distribution center. The township has specifically prohibited that at this site. Even if the Kampack project fails, the site cannot be used for that purpose.

Mayor Wilkie concurred and explained that is in the agreement. At the Planning Board level Kampack will need to get site plan approval and discuss in detail the actual traffic for the site.

Fred Wainwright, 1011 Cedar Lane, said there will be forty trucks coming in and forty trucks going out. He asked where they would be going when they left the site. Mayor Wilkie said they would go north or south on Route 130. Mr. Wainwright asked if they would be going to Route 295. He said it is a mess in that area and this will add to it. Mayor Wilkie said the township has been working on designs for the traffic problems at Florence-Columbus Road. The county is also moving forward with designing better intersections on Route 130.

Assistant Administrator Sahol said he has been hearing the number forty. He and Councilman Lovenduski visited the facility in Georgia. They went a day before they were expected. They went there at least four different times that day and made their own observations. They agree that at that site, there was hardly any truck movement. He remembers the Roebling site being presented as eighteen to twenty trucks in and eighteen to twenty trucks out. There is a not to exceed number that was presented in the past, and he

believes that is the forty. That is with a major full build-out and something far beyond what they are anticipating. It may have included smaller type trucks. He feels these are more accurate.

Ms. Carney said there was discussion of restricting the future use in case the operation ceases. She asked if that was through zoning or deed restrictions or both. Mayor Wilkie said it was through a developer's agreement. Administrator Brook said there is a Redevelopment Plan that supersedes the zoning for the property and spells out the specific permitted uses at that site. If Kampack were to fold that property could not be used as a warehouse distribution facility.

Ms. Carney asked about the applications being made to the DEP and EPA are all Kampack's responsibility or is it a joint venture with the township? Administrator Brook said it is their responsibility but the township is involved in the process because it owns the property and it wants to ensure that whatever is done does not compromise the quality of life for the people who live in the area or the municipality.

Erin Shore, 35 Railroad Avenue, said this will be almost right in front of her property. She is concerned about the trains at night. There are already a few freight trains that come through at night. They create noise. Mayor Wilkie said he believes there is only one train that would be running. Councilman Baldorossi said the current freight train will be bringing the cars and will drop them off and continue on.

Ms. Shore asked what time the trucks would be leaving the site in the morning. Mayor Wilkie said the developer told him the trucks would be pulling out early, around 6:00 am. Ms. Shore said people are very active that time of day with people going to work. She is also concerned with the noise of the trucks going in and out. Assistant Administrator Sahol said Kampack will hire maybe two operations. The delivery companies will drop the empty boxes in the evening after they make the deliveries. The tractor will then leave. The tractor will then come back in the morning to pick up. The yard trucks will be moved around by a small vehicle that is inside the lot.

He believes there will be deliveries by train three to four times a week. The train is already going by; it will just drop two or three cars there and continue on. The morning trucks leaving would be spread out over a certain period. They won't all be leaving at the same time. He had trouble finding trucks leaving at the site in Georgia.

Ms. Shore said currently the house prices in her area have been struggling. She said the assessed value of her house is much higher than what it would sell for right now. Mayor Wilkie suggested she meet with the Township Tax Assessor. He has the ability to make adjustments to the assessed values. Ms. Shore asked how this project would affect the property values in the area. Councilman Lovenduski said he believes it will help the home

Florence Township Council Regular Session 7/11/18

values. If people know they can work there and live there and earn a good living, it would push the values up because those houses would be in demand. It should be a healthy addition to the neighborhood. People would be able to walk to work. It might also attract a few businesses to the area. Ms. Shore said there has not been much effort to develop the area. There is no commercial real estate. She does not think people would be attracted to buy in the area. Mayor Wilkie said at the last meeting a resident said they moved here from Bordentown because the taxes are lower. One thing the township has been doing is keeping economically sound. The water and sewer rates are lower than others in the area. He does want to see more local business but part of the problem is that society is more mobile now. The Economic Development Committee would like to talk to the owners of the vacant commercial sites to see what they are doing to try and develop their properties. This can be done now because there is stability. There are plans to get local commercial going. Things can be done to encourage business in that area if that is what the township decides that is what it wants there.

Ms. Carney asked if there was easement from the light rail to the site. Mayor Wilkie said the area will have to be cleaned up. There will be access from the light rail to the building. He discussed some of the improvements that will be occurring in the area.

It was the Motion of Baldorossi, seconded by Lovenduski to close the public hearing. All ayes.

It was the Motion of Baldorossi, seconded by Lovenduski to adopt Ordinance No. 2018-16.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Ostrander

NOES: None

ABSENT: Sandusky

ORDINANCE NO. 2018-17

**AN ORDINANCE AUTHORIZING AN AGREEMENT FOR TAX
EXEMPTION WITH PRIMESTONE PROPERTIES, L.L.C. FOR
PROPERTY LOCATED AT 2066 ROUTE 130**

BLOCK 163.02, LOT 13.02

(2nd Reading) (Public Hearing & Adoption)

It was the Motion of Lovenduski, seconded by Woolston to open the meeting to the public regarding Ordinance No. 2018-17. All ayes.

Mayor Wilkie said this for a hotel the will be built behind the Burger King. It is a Tru Hilton. The application is before the Planning Board. This ordinance is a five-year

Florence Township Council Regular Session 7/11/18

agreement. The first year there is no payment, then twenty percent, forty percent, sixty percent then one hundred percent.

Administrator Brook said they will be paying full land taxes, it is the building taxes that are phased in. Mayor Wilkie said this is an incentive that has been used before. Whitesell had a similar agreement.

It was the Motion of Lovenduski, seconded by Woolston to close the public hearing. All ayes.

It was the Motion of Lovenduski, seconded by Woolston to adopt Ordinance No. 2018-17.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Ostrander

NOES: None

ABSENT: Sandusky

ORDINANCE NO. 2018-18

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY, PROVIDING FOR
REPAINTING AND REPAIR OF A TOWNSHIP WATER TOWER
IN AND FOR THE TOWNSHIP, APPROPRIATING \$1,500,000 THEREFOR,
AND AUTHORIZING THE ISSUANCE OF \$1,500,000 IN
WATER AND SEWER UTILITY BONDS OR NOTES OF THE
TOWNSHIP TO FINANCE THE SAME
(1st Reading) (Public Hearing & Adoption 8/1/18))**

It was the Motion of Lovenduski, seconded by Baldorossi to approve Ordinance 2018-18 and set the public hearing and adoption for August 1, 2018.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Ostrander

NOES: None

ABSENT: Sandusky

ORDINANCE NO. 2018-19

**ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A
REDEVELOPMENT PLAN FOR PARCELS WITHIN THE
ROUTE 130 REDEVELOPMENT AREA
(1st Reading) (Public Hearing & Adoption 8/1/18)**

Florence Township Council Regular Session 7/11/18

Mayor Wilkie explained this was for the Weiss property across from Wawa. It will have a combination of apartments and a Marriott Hotel and a restaurant. The initial plan had the developer having to build the hotel when fifty percent of the apartments were built. With the Hilton moving along so well, there were some concerns with the financing for the second hotel. The developer is indicating he is able to move forward, and the township has removed the requirement that the hotel be built when fifty percent of the apartments are built.

Administrator Brook said the gentleman who owns the property has already secured the franchise. He paid the fee upfront anticipating there will be a Marriott hotel at that location. Having a Marriott and Hilton in the community will only bring other service-type uses to the Route 130 corridor.

It was the Motion of Lovenduski, seconded by Woolston to approve Ordinance No. 2018-19 and set the public hearing and adoption for August 1, 2018.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Ostrander

NOES: None

ABSENT: Sandusky

REPORTS

Committees, Boards and Officers:

Administration

Mayor

Mayor Wilkie said the Patriotic Day Celebration was fabulous. He appreciates the support the township puts in.

Our newest police officer, Bolo, was at the Fireworks Saturday evening. He graduated the K9 Police Academy and is now part of the force. He hopes Bolo will be visiting at an August Council meeting.

Yesterday Doris Krieger had her 105th birthday. Many remember her as their kindergarten teacher. He thanked Assistant Administrator Sahol for posting that to the township's social media outlets.

He said the trucking situation at Amazon deteriorated a couple weeks ago when there was a thunderstorm in the morning and they shut down their operations. At six or seven in the morning the trucks had nowhere to go and it shut down Cedar Lane. It is a safety issue for Amazon regarding people being out around metal in a thunderstorm, but it was not a solution that worked. There have also been issues with trucks getting lost and causing damage. A meeting was held with representatives from Amazon including a representative from Washington who reports directly to the operation in Seattle. There is now a message board on Florence-Columbus Road to try and

Florence Township Council Regular Session 7/11/18

direct trucks. If they make it past the sign and to the railroad tracks there are logos to help direct the trucks to the proper places before they get too far into town. The address was changed to Independence Way to avoid the confusion with Cedar Lane and Cedar Street. The township also clarified to Amazon that what happened during that storm should never have happened. A plan was put into place to avoid a repeat of that. It was made very clear to them that they are welcome to leave if something like that happens again. The township has a good relationship with Amazon. He believes there are at least eighty employees that live in town. That is one of the reasons that development is encouraged in the area. The development happening now has been part of the Master Plan for many years. He hopes the issue is resolved and the township is working hard to make sure there is improvement.

Another resident will be turning one hundred years old soon. Council has a resolution for Regina Kotch. She lived in Florence Township for eighty years and now lives in Burlington. She was very much involved in the community. He wished her well.

He said the owner of Debbie's Snack Shop submitted a request to let local kids perform music in the lot near the store. She would like to have it on July 21st from 6:30pm to 9:00pm. Assistant Administrator Sahol said the police would be involved to make sure there are no issues with noise. It is a nice thing for a local business to do.

It was the Motion of Lovenduski, seconded by Woolston to grant approval. All ayes.

Mayor Wilkie thanked the public for attending. There are some things posted on social media and he appreciates that people are attending to ask questions and get the correct information. He said there are photos of the Georgia facility if anyone would like to see them after the meeting.

Municipal Administrator

Administrator Brook thanked the department heads and staff regarding the audit. The reason the township has such a quality audit is the checks and balances that are in place. That would not be possible without the exemplary staff of the various departments. He thanked the staff for all of their efforts.

Assistant Municipal Administrator

Assistant Administrator Sahol said the lower level roof of the Community Center was in need of replacement and would probably be completed tomorrow. The final inspections should be done by Friday. The project came in very under budget.

On West Front Street there is a project underway to replace the over one-hundred-year-old water mains. It runs from Union Street to Eyre Street. The Water & Sewer Department has completed its work from Church Street to Eyre Street in a record setting time of four days. The contractor will begin their part on July 25th. The township is waiting for some county approvals. He thinks they will be received by early next week. If that goes well the main will be totally replaced in a three to four-week period over the summer. There will be some minor disruptions to the parking on Front Street but the street will not be closed. There may be times it will be down to a single lane with

Florence Township Council Regular Session 7/11/18

traffic control by the Police Department. It is a good project and he looks forward to having that done. It will be a better water supply for fire protection as well as for the residents on those two blocks.

Assistant Administrator Sahol said he provided a final design for the Potts Mill Road Paving Project. It was what the state has approved. The residents seem happy with what is proposed and it is a much-needed improvement. He hopes the contract would be approved on August 8. It is a straight forward project.

There is another Change Order Request for the township owned property on Potts Mill Road. Some termite damage was uncovered during the reconstruction there. It is minor in nature and the building and perimeter have been treated. There is five-year guarantee from the pest control company. The damage and materials and labor cost about \$2,100. He would like to receive consent this evening and it will be reflected in a future invoice. The contractor has had all of his other subcode inspections already and he would like to close the walls. All were in agreement to approve the work.

He discussed the reconstruction of Hornberger Avenue from the tracks to Sixth Avenue. He hopes the contractor will begin the marking and breaking out of concrete by Friday and then next week he should be fully into the project. The contract was awarded to Barrett Paving. They have done much work in other road programs in town but right now this is the only project he was awarded so he will be able to focus on it. At the bend at Second Avenue there will be a traffic calming effort. The road will be widened on the old squad building side and an island of sorts will be created. It will funnel traffic and reduce traffic. Any trucks leaving the Kampack site would be dissuaded because no trucker is going to want to have to maneuver an 11 1/2 foot lane versus the lanes that run right to the highway and out of town. Not only will this improvement be aesthetically pleasing but it will also create a safe designated left for people turning onto Second Avenue. As traffic comes into the village there will be a nice entrance. It will help with pedestrian movement also.

Assistant Administrator Sahol said he wanted to discuss the Road Program. It is static and work is still on-going. He wanted to make it clear that it is still concrete work at this point. None of the streets have been paved. It is hard to say when exactly work will be done but he will do his best to keep the public informed on the township website.

New Business

Board of Health

Reports Received June 25, 2018

It was the Motion of Lovenduski, seconded by Baldorossi to receive and file the reports. All ayes.

Florence Township Council Regular Session 7/11/18

Public Comments: Open to the Public

Council President Ostrander opened the meeting to the public.

Bill Lee, 551 Shaver Drive, asked for clarification about the railroad tracks that will be converted into paths. Mayor Wilkie said it would run behind his home. Assistant Administrator Sahol said Conrail has a right-of-way that runs from Spruce Street out to Railroad Avenue. The private line is in Fifth Street's right-of-way. That is municipally owned. It runs from Spruce Street all the way to Front Street. That is the Rail to Trail Application improvement the township is first exploring. If it goes well, he hopes that Conrail and New Jersey Transit would agree to completely relinquish rights to the piece that runs from Railroad Avenue to Spruce Street. If that were to occur the governing body would pursue that as another opportunity to continue a trail. It would be great for someone to get right to a job on Cedar Lane or Railroad Avenue. It would provide walkability across a big swath of the community.

Mr. Lee asked if the pedestrian crossing lights on Front Street were operational. He said there is a very loud beeping noise. Council and the administration agreed. Assistant Administrator Sahol said they became operational on Saturday. The county made some adjustments on Monday. He has been working with the county to solve the problem. The noise is a locating tone for people who are visually impaired. It helps them to know how to locate the crossing. No one was aware of the sound the lights would make. Mr. Lee mentioned there is a branch that is blocking being able to see the light. The administration said it would be taken care of.

It was the Motion of Lovenduski, seconded by Woolston to close the public comments. All ayes.

ADJOURNMENT

9:45 PM MOTION of Lovenduski; seconded by Woolston to adjourn. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/aek